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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1983.

Notary Public

MY COMMISSION EXPIRES: 12/2/84

(AFFIX SEAL)

file

THIS INSTRUMENT WAS PREPARED BY
Patricia Spicer Carden, Attorney
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Y. Gunter, etux (NAME)	Morris Mortgage Corp. (NAME)	108-4-79
804 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 355, 1000 Circle 75 Parkway (STREET ADDRESS)	3D-81153
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank C. Batson and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Y. Gunter and wife, Regina L. Gunter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 294 on the plan of Section Three, Larchwood, of record in Book 5200, page 540, Register's Office for said County, and further described according to a survey by R. L. Montoya dated 12/28/83 as follows:

SAID Lot No. 294 fronts 80.00 feet on the westerly margin of Fitzpatrick Road and extends back 90.00 feet on the broken northerly line and 160.10 feet on the southerly line to a dead line in the rear, measuring 106.37 feet thereon (erroneously referred to as 131.37 feet on the recorded plan.)

BEING part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from James M. Fischer, Jr. and wife, Mary V. Fischer, of record in Book 6107, page 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6076, page 69, and Book 6122, page 482, both in the Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Judy W. Batson by Frank C. Batson as her Attorney-in-Fact pursuant to a Power of Attorney of record in Book 5029, page 865, Register's Office for Davidson County, Tennessee.

CHECK
This is unimproved ( ) improved (X) property, known as 804 Fitzpatrick Road, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

12/30 186.94-

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of December, 19 83

Frank C Batson
Frank C. Batson

Judy W. Batson by Frank C Batson
Judy W. Batson by Frank C. Batson, Attorney-in-Fact

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INDIVIDUAL ACKNOWLEDGEMENT

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3295

State of Tenneesee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, Frank C. Batson

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 29th day of December, 19 83.

Rebecca A. Hamptel
NOTARY PUBLIC

My commission expires:
10/21/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Judy W. Batson as her Attorney-in-Fact as the free act and deed of the within named Judy W. Batson.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1983.

Rebecca A. Hamptel
Notary Public

My Commission Expires:
10/21/84

WARRANTY DEED

FROM
Frank C. Batson and wife,
Judy W. Batson

TO
Michael Y. Gunter and wife,
Regina L. Gunter

IDENTIF. REFERENCE

JAN 23 2 17 PM '84
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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H 9 9 2 8 1

BOX 10

Dec 30 4 04 PM '83
FELIX Z. WILSON, III, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

PATRICIA SPICER CARDEN
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

H 9 5 0 2 1